



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

ALLERTON CLENNETT ARCHITECTS
COBBLES YARD
112 HIGH STREET
THAME
OXON
OX9 3DZ

MRS S DEAN
ASPENS FARM
MARSWORTH
TRING
HERTS
HP3 4NE

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00224/99/FUL

93 WESTERN ROAD, TRING, HERTS, HP234BN
TWO STOREY SIDE AND REAR EXTENSIONS, DEMOLITION OF EXISTING
GARAGES AND FORMATION OF CAR PARK

Your application for full planning permission dated 05 February 1999 and received on 09 February 1999 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 19 March 1999

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00224/99/FUL

Date of Decision: 19 March 1999

1. The proposal would have a seriously detrimental effect on the character and appearance of the building itself and on the character and appearance of the Tring Conservation Area, by virtue of the scale and design of the proposed extension.

2. The proposed development would have a seriously detrimental effect on the amenities and privacy at present enjoyed by occupants of adjacent dwellings by virtue of the excessive size of the two storey rear extension, the proliferation of first floor windows, the provision of an external fire escape and the disturbance, noise and fumes likely to arise from the use of the car park and access.

3. There is inadequate provision for vehicle parking within the site to meet standards adopted by the local planning authority in relation to the existing and proposed offices on the site and the replacement of the parking lost through the demolition of the existing garages on the site.